



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2699/25

Appeal by Yvonne O'Meara and Kevin Codd, Best Brick Limited and Paddy McGrath against the decision made on the 28th day of January 2026 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction of three three-bed terraced houses arranged over lower ground floor, ground floor, first floor and second floor with terraces and balconies on the eastern and western elevations and the partial removal of the existing stone boundary wall along the western boundary and the northern boundary with the Lane to the rear of Leeson Park to provide for pedestrian access, provision of bicycle parking, bin stores and all associated site works and excavation, site landscaping, services and all ancillary development at the mews lane to the rear of 19 to 21 Leeson Park, Protected Structures (Record of Protected Structures Reference Number 4331, Record of Protected Structures Reference Number 4330, and Record of Protected Structures Reference Number 4329) with entrance off the existing access lane from Leeson Park, all at the rear of 19 to 21 Leeson Park, Ranelagh, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the design, layout, floor area and configuration of the development and its proposed private open space, it is considered that the proposed development would fail to provide an adequate quality usable private open space for the occupants of the proposed dwellings and, as such, would be contrary to SPPR 2 of the “Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities” prepared by the Department of Housing, Local Government and Heritage which requires that proposals for new houses provide a high standard of external amenity space in one or more usable areas as well as sections 15.13.4 (Backland Housing) and 15.13.5 (Mews) of the Dublin City Development Plan 2022 - 2028. The proposed development would, therefore, seriously injure the residential amenity of the area, would constitute overdevelopment of the site and would be contrary to the proper planning and sustainable development of the area.

The Commission noted the Inspectors concerns regarding the substandard nature and limited capacity of the lane to accommodate vehicular traffic including emergency and service access. Furthermore, the Commission may also have considered requesting further information with regard to coordinated traffic management on the mews lane, (including, but not limited to, clarity regarding any potential for access to the mews lane way from point B, as identified on the drawing showing the applicants Right of Way submitted to the planning authority at further information stage).

Regarding the issues outlined above, the Commission may have considered requesting further information from the applicant, but due to the substantive reason for refusal decided not to do so. These are matters that the applicant is recommended to address in any future application.



The seal of An Coimisiún Pleanála is circular, featuring a stylized 'S' logo in the center. The text 'AN COIMISIÚN PLEANÁLA' is written around the perimeter of the seal.

Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 12th day of *June* 2026.